



Minutes of the Arlington Planning Commission / Design Review Board Meeting

Council Chambers
110 East Third Street
May 19, 2015

Commissioners Present: Bruce Angell, Mike Thomas, Craig Chase and Ken Levesque.

Commissioners Absent: Tony La Salata, Trevor Gaskin and Vicki Hadley

Staff Present: Marc Hayes – Permit Center Manager, Troy Davis – Senior Planner, and Amy Rusko – Commission Secretary.

Commission Chair Angell called the meeting to order at 7:00 pm.

Visitors: There were no visitors at this meeting who wished to speak on items not on the agenda.

Also known to be present: None

APPROVAL OF THE AGENDA

Commissioner Chase made a motion to approve the Agenda. Commissioner Thomas seconded the motion, which passed with a unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Commissioner Chase made a motion to approve the Agenda. Commissioner Thomas seconded the motion, which passed with a unanimous vote.

NEW BUSINESS

RV Park Moratorium. Discussion on the moratorium passed by Council on May 4, 2015. The reason for the moratorium is to protect the gateway or entrances into the City for more commercial uses in the General Commercial (GC) and Highway Commercial (HC) zones. The intersection of Highway 9 and 172nd St is the main focus area.

Mr. Davis expressed his thoughts on RV Parks. He explained that the Comprehensive Plan does not promote RV Parks in either the GC or HC zones. City staff is discussing the elimination of RV Parks within the Land Use Code. Mr. Davis brought up mini storages within the GC and HC zones, as they are also not supported in the Comprehensive Plan in these zones. He then asked the Commissioners for their feedback and thought on whether RV Parks are acceptable in these zones or within other zones throughout the City.

The Commissions had the following ideas or concerns about RV Parks:

1. What are the property owners' thoughts on development for their property?
2. The construction industry has a lack of temporary housing or places to stay while working on nearby projects. RV Parks could help with this.
3. We have to be careful about the Manufacturing/Industrial Center (MIC) because the City is only allowed 20% of its land within this designation for uses other than manufacturing according to PSRC regulations.

Mr. Hayes discussed the use of Country Charm (Graafstra property) as a campground. The City would write regulations into the Land Use Code to allow camping in the Public/Semi-Public (P/SP) zone.

Commission Chair Angell expressed his concern to make these changes within the 6 month moratorium. He addressed that there are many changes needed to the Land Use Code to reflect the changes in the Comprehensive Plan after its adoption in June. He discussed what the priorities for staff would be and asked staff how these changes would be achieved. Commission Chair Angell also expressed that we need to get ahead of the game, so we do not have to keep passing emergency moratoriums every time something unexpected comes up.

This led to a discussion between staff and the commission about staffing concerns and the lack of resources in the planning department. Questions that came from the discussion included:

1. How much has the City paid consultants over the past few years?
2. How does that compare to another full time planner?
3. Does the Council understand how incoherent the Land Use Code currently is?

Mr. Hayes informed the Commission that Community & Economic Development will be proposing another planner position for the 2016 budget.

Commission Chair Angell will be creating a draft yearly report to the City Council about the concerns with the current Land Use Code updates, Design Review standards and the need for additional resources. These items need to be discussed with Council, possibly through a joint meeting between Planning Commission and City Council.

CONTINUED BUSINESS

2015 Comprehensive Plan Update. This is a second workshop with the Planning Commission regarding the proposed 2015 Comprehensive Plan update. Staff will present a couple minor recommended changes.

Mr. Davis proposed the first change/update to the 2015 Comprehensive Plan. This update is to the Land Use Goals and Policies – PL-1.15. This would create a Gateway Overlay Zone that would float over entry ways into the City. By doing this it would help create unique entry ways and be a tool to accomplish the same means as the Sub-Area zoning. We would start by adopting the language in the Comprehensive Plan, then move to applying it into our Land Use Code through zoning regulations.

Mr. Davis proposed the second change/update to the 2015 Comprehensive Plan. This update is to the Economic Development Goals and Policies – PE-1.15. This would consist of adding text to support the providers of Broadband services to install within City rights of way.

The meeting concluded with a discussion about questions PRSC has about the Comprehensive Plan and the recent County Council Meeting. County Council approved the City's deferment of ARL-3 for another year. This will allow time for the City and County to reach a conclusion on expanding the City's UGA. It has been difficult to reach an agreement about the TDR Program and the inter-local agreement between the City and County.

The meeting was adjourned at 8:00 pm.



Bruce Angell, Commission Chair



Amy Rusko, Commission Secretary